

# Weare Conservation Commission

## Minutes

### April 13, 2005

#### +++++DRAFT+++++

In attendance were: Andrea Alderman, John Ciampi, Tom Carr, Pat Myers, Andy Fulton, and Steve Najjar.

Meeting was called to order at 7:05 P.M.

#### 1). Planning Board Topics:

- Durgin Property – Craig Francisco, director of surveying and mapping for Bedford Design Consultants, delivered a presentation on the Durgin Property located on Colby Hill Rd., map 412, lots 154 & 154.2, for a proposed cluster subdivision review. There proposes to be a 520 sq. ft. wetland impact on the property. All required permits are in place. This property is close to, but does not abut, the Hoit Mill conservation property. All test pits have been completed, and the lots have not been delineated. This plan will go before the Planning Board tomorrow evening, April 14<sup>th</sup>. Andy asked Mr. Francisco if the overlapping well radii would require an easement, to which Craig replied that an overlap up to 10' is allowed. The Shoreline Protection reference line is shown on the revised plans. Steve queried how the conservation land is planned to be administered, to which Mr. Francisco responded that this avenue hasn't yet been explored. The total open space to be created will be 27 acres, which encompasses a little more than 50% of the total land area. The Commission does not favor a 100' setback buffer around the periphery of the property to be designated as conservation land because it would be too difficult to inspect and enforce violations. A gravel road is proposed to pass through this subdivision and connect to an adjoining subdivision, to which Pat responded to this plan that she would rather witness a cul-de-sac because a thruway would encourage motorists to select this route as a short cut to Rt. 114, thereby causing a greater volume of traffic through the subdivision; and also, a break in the road would facilitate passage of wildlife through this corridor. Mr. Francisco plans to attend a Fire Wards meeting on Monday night, the 18<sup>th</sup> of April, to explore any safety aspects concerning this perspective through road. Steve maintained that he doesn't entertain the importance of not allowing the two lots, Durgin and Basterville, to abut each other. Steve also provided that the stream on the property should be given as much margin from building encroachment as possible, so that it can be used as a wildlife corridor, and to help maintain cooler water temperature. Andy submitted that he would like to witness this subdivision as a standard format. Andy also pointed out that there are areas on the map that are not suitable as build able, but are being included in the 50% calculation used to determine the amount of open space, to which Mr. Francisco responded that they are abiding by the old regulations which are at least two years old. Comments to the Planning Board are as follows: That Planning give adequate consideration to the natural wildlife corridor along the stream; to ask Planning if this cluster conforms to the current regulations regarding maximum density, and how does it compare to a standard subdivision; to ask Planning that if both developers feel inclined to harbor the concept of a through road, then would it consider entirely eliminating the corridors between both parcels of land, and opt for increasing the green space along the brook ; to ask planning how the 50% rule was calculated- by

using 50% of all the land or 50% of buildable land?; if Planning opts to retain the through road, then would it be feasible to provide a cul-de-sac at the end of each, thereby eliminating the traffic problem?

- Duck Pond – Tom felt inclined to entertain this meeting on Duck Pond mainly to ascertain if there were any revisions to these plans following the report done by wildlife biologist Earl Chase. Tom pointed out that the building lots on site fragment the wildlife habitat areas and disrupt their interconnecting links to each other. Tom stated upon advice that a wildlife corridor should be no less than 75' wide, and on the South side, the lowest angle of the sun should not touch anywhere in the corridor. Also, a road on the Northeast side of the subdivision should not exist in that location because it is in the path of wildlife crossing Rt. 114. Another disadvantage to wildlife of this existing plan is the fragmented layout of the housing lots. Frank Bolton, as a guest, mentioned that he would like the Fen area avoided as much as possible. He also feels that the top of the Western ridge should be protected as efficaciously as possible. Tom related that this evenings charge is to determine how best to present this subdivision plan to the Planning Board from the Commission's perspective, and afterwards discussion ensued on how best to approach Planning by developing a compromise favorable to both the developer and the Commission. The density of this subdivision is for 60 lots. Chuck Bolton commented that for the Commission to do this subdivision justice would require more time than is given it. Tom recommended that the developer go to a standard subdivision if they refuse to make any modifications to the original concept. Andy commented that this design do not meet the spirit of a cluster development. On an upbeat note, the Commission recognizes that this concept does minimize wetland crossings. This property is located on map 408, lot 120.
- Kenneth Desjardins – located on Meadow Drive, map 402, lots 67.2 and 67.12. The Commission sees no problem with this plan
- Innovative Land Solutions – located on Colby Hill Rd., map 412, lots 168 and 168.11, on 2.78 acres. This plan's purpose is to subdivide lot 412/168 into two lots, lot 412/168, and lot 412/ 168.11. No wetland certification found on plan. Comment to Planning , "Is this a part of a larger subdivision that can't be subdivided", and the Commission questions the accuracy of the wetland delineation.
- Roger Hardy Construction, LLC – located on River Rd., map 406, lot047. Purpose is to subdivide lot 406/47.1 into four residential lots with one septic system and wells. Property is 19.05 acres before subdividing. Comment to Planning is there is no wetland stamp provided with the plans.

**2). Minutes of March 9, 2005** – John read the minutes of 3/09/05, and the changes suggested by the Commission were:

- Page 1, topic *Wetland Applications and/or Discussion*, 11<sup>th</sup> line down, strike "Steve stated he will attempt to put something together by April 1, 2005.
- Page 2, topic *Jenny Tolace*, 12<sup>th</sup> line down, strike the words "past developments", and insert the words "such as the transfer station, gravel operation, land fill, dog pound, and highway department."
- Page 2, topic *Administration Assistant*, 2<sup>nd</sup> line down, shall be changed to read "can be expanded to include..."
- Page 3, topic *Management Plan*, 6<sup>th</sup> line down, shall read " John Nute, of the UNH Coop Extension".
- Page 4, topic *Other*, bullet Capital Reserve Fund, 3<sup>rd</sup> line down, change "Andy revealed", to "Andy suggested".

Andy made motion to revise the minutes as amended, and Steve 2<sup>nd</sup>. All voted to approve the minutes as amended, and the motion carries.

**3). Wetland Applications and/or discussion:**

- DES file # 2005/00111 – Ronald Rivard approved for driveway reconstruction, located on 1345 River Rd., map 405, lot 47.7.
- DES file # 2005/00079 – of ADJ Construction, Inc., a letter of deficiency was written for the site owned by Steven Johnson, noting wetland violation of driveway crossing and garage foundation. The State will allow the garage to stay, but may need to relocate driveway.
- DES file # 2003/02555 – Rolling Hills Trust, located on Colby Hill Rd., map 412, lot 186. Corrected permit.

**4). Other:**

- Kiosk- Tom has picked up an old Kiosk from the town shed that will need some repairs. Tom suggested designating a day to install it, probably at the Wood Property site.
- Disk for Steve – the Southern NH Planning Commission has sent Steve a course filter disk to be used for the master plan.
- Saving Special Places – Tom reminded the members about the courses being offered at John Stark High School sponsored by the UNH Cooperative Extension on Saturday, April 16<sup>th</sup>.
- Inventory of Conservation Land Placards – quantity almost expired. Tom wants to get a handle on how many are left and then order another batch. Tom would like to finish marking Holly Hill with Margaret Watkins of the PWA.
- LGC Workshop – Tom mentioned this workshop for environmental law and regulations.
- Letter from Bob Christenson – Bob wrote a letter to the Commission, written on March 10, commending this department for their hard work, and for helping to pass the recent town budget. Bob also included new procedures for proposing and implementing the town budgets.
- Ferrin Pond – Pat Myers read an editorial in the *Goffstown News* concerning trash and general neglect at Ferrin Pond. She related that since there is no longer a Town Forest Manager, this responsibility rests with the WCC. It was reported in the newspaper that there is a junked snowmobile at this location. Tom suggested taking the VIN number to try and identify it. Tom mentioned he will check out these reports and advise the Commission on his findings. He also suggested it may be expedient to copy the editorial and sent it to the BOS.
- Minutes on Town Web Site – John made mention that when he last visited the Town Web Site, he noted only two months minutes were posted although he continued to send them out to be posted.
- Heritage Foundation - Andy made note that the information supplied by the Heritage Foundation can only be used for conservation purposes, and not regulatory purposes.

Conservation Fund – Steve noted that the Commission should be receiving a monthly statement for the Conservation Fund. He said he will get Elayne's e-address so that we can start receiving them monthly.

**Adjournment** – Andy made motion to adjourn, and Steve 2<sup>nd</sup>. All voted in favor of adjournment, and the motion carries. Meeting adjourned at 10:21PM.

Respectfully submitted,

John Ciampi

cc: Tina Pelletier  
Town Clerk  
BOS  
Commission files

- 
-